

IN RE: PETITIONS FOR SPECIAL HEARING, \* BEFORE THE  
 SPECIAL EXCEPTION & VARIANCE - \*  
 N/S Old Eastern Avenue and SE/S \* ZONING COMMISSIONER  
 Eastern Boulevard (Md. Route 150) \*  
 (1010 Eastern Ave. & 1017 Eastern Blvd.) \* OF BALTIMORE COUNTY  
 15<sup>th</sup> Election District \*  
 7<sup>th</sup> Councilmanic District \* Case No. 99-200-SPHXA  
  
 Vincent C. Gentile, et ux, and \*  
 Roma Spaghetti House, Inc. \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by Vincent C. and Marie Gentile, owners of 1010 Eastern Avenue, and Roma Spaghetti House, Inc., owners of 1017 Eastern Boulevard, and by the Contract Purchasers, Cloverland Farms Dairy, Inc., through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception, pursuant to Section 405.2.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fuel service station use in combination with a convenience store on an individual site, in the URDL in a B.L.-A.S. zone. Special hearing relief is requested to approve an amendment to the previously approved site plan to reflect the proposed modifications to the subject properties. In addition, the Petitioners request variance relief from Section 405.4.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the main structure of a fuel service station to be located as close as 20 feet from a street right-of-way in lieu of the required distance of 35 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the requests were John M. Kemp, Vice President of Cloverland Farms Dairy, Inc., Contract Purchaser, Nick Brader, Project

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 Date 9/14/99  
 By [Signature]

Engineer with Matis-Warfield, Inc., the consulting engineers who prepared the site plan, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Ken Schmid appeared in support of the request, as did Karen Springston, Community Activist who appeared on behalf of the Essex Revitalization Corporation. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property under consideration is comprised of two abutting parcels located adjacent to the convergence of Eastern Boulevard and Old Eastern Avenue in Essex. Collectively, the triangular-shaped parcel contains .57 acres in area, zoned B.L.-A.S., and is presently improved with a restaurant, known as Roma's Spaghetti House. The owners have entered into a contract to sell the property to Cloverland Farms Dairy, Inc., who propose to redevelop the site with a combination Royal Farms convenience store and pump islands for a fuel service operation. Originally, Cloverland Farms Dairy, Inc. proposed to acquire only the property known as 1010 Eastern Avenue. However, that individual lot is quite small and could not accommodate the proposed Royal Farms store and fuel service operation without numerous variances. In view of these site constraints, Cloverland Farms Dairy, Inc. made arrangements to purchase the adjacent site, known as 1017 Eastern Boulevard, which contains Roma's Spaghetti House. The site plan has been revised to fully depict the proposed development on these two tracts, which will hereafter be used as a single parcel.

Turning first to the Petition for Special Exception, it is clear that the relief requested should be granted. A favorable comment was received from the Office of Planning, stating that the proposal represented a step forward in the revitalization of the Essex business district. As importantly, testimony was offered by Ms. Springston, a long-time resident and community activist from Essex. She testified that the proposal represented significant improvement to the use of this site and would greatly assist in the revitalization of this particular area. Based upon the

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By [Signature]

testimony and evidence presented, I am persuaded that the proposed use will not be detrimental to the health, safety or general welfare of the locale and meets the special exception requirements set out in Section 502.1 of the B.C.Z.R. In my view, the proposed use represents an improvement to the area. Likewise, the special hearing relief shall also be approved. In this regard, a special hearing has been requested to adopt the revised site plan submitted at the hearing as Petitioner's Exhibit 1. Obviously, this plan reflects the proposed use and significantly amends the existing use and previously approved site plans for these properties.

Lastly, a single variance is now requested. Section 405.4.A.2 of the B.C.Z.R. requires that the main structure of a fuel service station be located a minimum of 35 feet from a street right-of-way line. In this regard, it is uncertain as to what constitutes the "main structure" of a fuel service station. The site plan shows that the proposed Royal Farm store building will feature a 20-foot setback from a street right-of-way line. Apparently, the Zoning Review Division of the Department of Permits and Development Management (DPDM) has concluded that since payment for gasoline is made at the store, the store building constitutes the main structure of the fuel service station. This interpretation is somewhat strained in that it would seem that the pump islands would be the main structure associated with the fuel service station use. In any event, this issue can be made moot by the granting of the variance.

Based upon the uncontradicted testimony and evidence presented, I will grant the Petition for Variance. The uniqueness of this property is easily found in its shape and configuration. As noted above, it is triangular and its shape is the result of its location immediately adjacent to the intersection of Eastern Boulevard and Old Eastern Avenue. Thus, the Petitioner would suffer a practical difficulty if variance relief were denied in that a permitted use could not be conducted on the site. Moreover, there will be no adverse impact on the surrounding locale.

Based on these factors, the special hearing, special exception and variance relief shall be granted. Also, I will approve the revised site plan which depicts a potential alternative to the configuration of the proposed store. It was indicated that the store may be "flipped" on the site. That is, depending on the final design of the store, the building may be closer to the north property line than originally proposed. Either alternative is appropriate and acceptable.

In addition, there were several Zoning Advisory Committee (ZAC) comments generated by the Office of Planning's Design Review Panel. Two of the recommendations made by the Panel were agreed to by the applicant and will be incorporated as a condition precedent to the granting of the relief. Those conditions are that the lighting of the fuel service island shall be recessed into the canopy and designed so as not to produce glare or excessive foot-candles, and that Scheme B (primarily brick with a steel frame canopy for the entrance) is the preferred design of the proposed building.

The Design Review Panel's other comments will not be adopted. The Panel suggested the relocation of the handicapped parking space to be centered on the entrance. In this regard, testimony offered by Mr. Brader, project engineer, indicated that the handicap space should be located where proposed so as to be closer to the ramp accessing the building. Moreover, the entrance itself will not be precisely centered on the building. Secondly, the Design Review Panel suggested a decrease in certain paved areas of the site, realizing that such request may generate a parking variance. Clearly, that would be a self-imposed practical difficulty and cannot therefore be incorporated. However, I will suggest one other change to the plan. The plan shows the extension of sidewalks beyond the paved parking area towards the intersection of Eastern Boulevard and Old Eastern Avenue. Ms. Springston commented on these sidewalks and indicated that both are unnecessary and dangerous. As a long-time resident of the area and a leader in the

revitalization efforts for the business community of Essex, she testified that this intersection is very dangerous and that the proposed sidewalks would encourage additional pedestrian traffic in that area. In lieu thereof, she indicated that pedestrians crossing either Eastern Boulevard or Old Eastern Avenue do so further east of the intersection. She believes that the construction of sidewalks beyond the parking area towards the intersection would lead to a dangerous condition and are inappropriate. The applicant agreed with her testimony as do I. Thus, in my judgment, the proposed sidewalks should be eliminated at that locale.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of September, 1999 that the Petition for Special Exception to permit a fuel service station use in combination with a convenience store on an individual site, in the URDL in a B.L.-A.S. zone, pursuant to Section 405.2.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve an amendment to the previously approved site plan to reflect the proposed modifications to the subject properties, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 405.4.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the main structure of a fuel service station to be located as close as 20 feet from a street right-of-way in lieu of the required distance of 35 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that

proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) In compliance with the recommendations made by the Office of Planning's Design Review Panel, the lighting of the fuel service island shall be recessed into the canopy and designed so as not to produce glare or excessive foot-candles. In addition, the design of the proposed store building shall be as depicted in "Scheme B" (primarily brick with a steel frame canopy for the entrance).
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the revised site plan, which depicts a potential alternative to the configuration of the proposed store, be and is hereby APPROVED so as to permit the store to be "flipped" on the site. That is, depending on the final design of the store, the building may be closer to the north property line than originally proposed. Either alternative is appropriate and acceptable.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

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Date 9/17/09  
By [Signature]



Baltimore County  
Zoning Commissioner

September 14, 1999

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
N/S Old Eastern Avenue and SE/S Eastern Boulevard  
(1010 Eastern Avenue and 1017 Eastern Boulevard)  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Vincent C. Gentile, et ux, and Roma Spaghetti House, Inc., Owners/  
Cloverland Farms Dairy, Inc., Contract Purchasers - Petitioners  
Case No. 99-200-SPHXA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception, and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Vincent C. Gentile, 9587 Shirewood Court, Baltimore, Md. 21237-4934  
Mr. William B. Fraer, President, Roma Spaghetti House, Inc.  
1017 Eastern Avenue, Baltimore, Md. 21221  
Mr. John M. Kemp, V.P., Cloverland Farms Dairy, Inc.  
3611 Roland Avenue, Baltimore, Md. 21211-2408  
Ms. Karen Springston, 517 N. Stuart Street, Essex, Md. 21221  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1010 Eastern Avenue + 1017 Eastern Blvd.  
which is presently zoned BL-AS

1ST REVISED

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

to amend the previously approved site plan

Property is to be posted and advertised as prescribed by zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Cloverland Farms Dairy, Inc.

Name - Type or Print

By:

Signature John M. Kemp  
John M. Kemp, Vice-President

3611 Roland Avenue

410-889-0200

Address

Telephone No.

Baltimore

MD

21211-2408

City

State

Zip Code

## Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature [Signature]

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

## Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JL

Date

7/23/99

ORDER RECEIVED FOR FILING

Case No. 99-200-SPHXA

REV 9/15/98

Date

By



LEGAL OWNERS

Vincent C. Gentile

Vincent C. Gentile

Marie T. Gentile

Marie Gentile

9587 Shirewood Court  
Baltimore, Maryland 21237-4934  
410-931-1990

Roma Spaghetti House, Inc

By: William B. Fraer

William B. Fraer, President  
1017 Eastern Avenue  
Baltimore, MD 21221  
410-686-1106

TOIDOCs1/erl01/#84720 v1



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1010 Eastern Avenue + 1017 Eastern Blvd  
which is presently zoned BL-AS

1ST REVISED

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special exception, pursuant to Section 405.2.B.1 to permit a fuel service station in combination with a convenience store on an individual site in the URDL in a BL-AS zone

Property is to be posted and advertised as prescribed by zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Cloverland Farms Dairy, Inc.

Name - Type or Print

By:

Signature John M. Kemp  
John M. Kemp, Vice-President

3611 Roland Avenue

410-889-0200

Address

Telephone No.

Baltimore

MD

21211-2408

City

State

Zip Code

**Attorney for Petitioner:**

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

**Legal Owner(s):**

Name - Type or Print

SEE ATTACHED

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

**Representative to be Contacted:**

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

7/23/99

Case No.

99-200-SPHXA

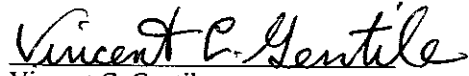
REV 9/15/98

ORDER RECEIVED FOR FILING

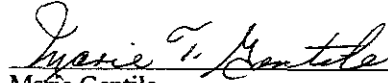
Date

By

LEGAL OWNERS



Vincent C. Gentile



Marie Gentile

9587 Shirewood Court  
Baltimore, Maryland 21237-4934  
410-931-1990

Roma Spaghetti House, Inc.

By: 

William B. Fraer, President  
1017 Eastern Avenue  
Baltimore, MD 21221  
410-686-1106

TO1DOCS1/erl01/#84720 v1



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

1ST REVISED

for the property located at 1010 Eastern Avenue & 1017 Eastern  
Boulevard

which is presently zoned

BL-AS

This Petition shall

be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 405.4.A.2.a to allow a main structure of a fuel service station to be located as close as 25 feet in lieu of the required 35 feet from a street right-of-way, if necessary

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Cloverland Farms Dairy, Inc.

Name - Type or Print

Signature: John M. Kemp, Vice President

3611 Roland Avenue

Address

Baltimore

City

MD

State

(410) 889-0200

Telephone No.

21211-2408

Zip Code

### Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue

Address

Towson

City

MD

State

(410) 494-6200

Telephone No.

21204

Zip Code

### Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue

Address

Towson

City

MD

State

(410) 494-6200

Telephone No.

21204

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No.

99-200-SPHXA


Date

By


ORDER RECEIVED 1/23/99

LEGAL OWNERS

  
Vincent C. Gentile

  
Marie Gentile  
9587 Shirewood Court  
Baltimore, Maryland 21237-4934  
410-931-1990

Roma Spaghetti House, Inc.

By:   
William B. Fraer, President  
1017 Eastern Avenue  
Baltimore, MD 21221  
410-686-1106

TOIDOCs1/eri01/#84720 v1

## VARIANCE REQUEST

1. Variance from Section 405.4.A.2.b., B.C.Z.R. to permit a 0' landscape transition area along a public R/W line in lieu of the required 10' landscape transition area and to permit a 0' landscape transition area along a side or rear yard abutting nonresidentially zoned land in lieu of the required 6' landscape transition area.
2. Variance from Section 409.8.A.4., B.C.Z.R. to permit a 0' setback to a parking space from a public right-of-way in lieu of the required 10'.
3. Variance from Section 409.6.A.2. and 405.4.A.3.d., B.C.Z.R. to permit 7 parking spaces in lieu of the required 16 parking spaces.
4. Variance from Section 405.4.B., B.C.Z.R. to waive the restroom requirement.
5. Variance from Section 405.4.A.1. to permit a site area of 11,901 S.F. in lieu of 22,800 S.F. minimum required.
6. Variance from Section 232.2.B. to permit side setbacks of 0' in lieu of 10'.
7. Variance from Section 405.4.A.3.C.2 to permit six stacking spaces in lieu of the eight required.

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.  
ENGINEERS  
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

October 5, 1998

Description to Accompany Request for  
Special Exception and Variances  
Royal Farms Store, Eastern Boulevard  
and Old Eastern Avenue  
#1010 Old Eastern Avenue

Beginning for the same at a point having a Baltimore County, Maryland, Metropolitan District Grid Coordinate of North 5707.93 and East 42982.93 on the southeastern side of Eastern Boulevard, variable width, said point of beginning being distant North 88 degrees 20 minutes East 94 feet more or less from the centerline intersection of said Eastern Boulevard and the right turn lane leading from Old Eastern Avenue to said Eastern Boulevard, running thence leaving said point of beginning, binding on the southeastern side of said Eastern Boulevard, variable width,

- 1) northeasterly by a curve to the left having a radius of 2455.53 feet for a distance of 153.86 feet, said curve being subtended by a chord bearing North 55 degrees 59 minutes 26 seconds East 153.83 feet, running thence leaving said southeastern side of said Eastern Boulevard,
- 2) South 12 degrees 22 minutes 54 seconds East 112.44 feet to intersect the northwestern side of Old Eastern Avenue, 80.00 feet wide, running thence binding on the northwestern side of said Old Eastern Avenue,
- 3) South 77 degrees 37 minutes 06 seconds West 143.00 feet, running thence leaving said northwestern side of Old Eastern Avenue,
- 4) North 12 degrees 22 minutes 54 seconds West 55.74 feet to the point of beginning.

Containing 0.273 Acres of Land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT  
INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



99-200-SPHXA

1ST REVISED  
99-200-SPHXA

Description to Accompany A Petition for A Special Exception

May 21, 1999

Beginning at a point on the north side of Old Eastern Avenue, which is 80' wide at the distance of 178'± east of the centerline of the nearest improved intersecting street Homberg Avenue that is 40' wide. Thence the following courses and distances:

- 1.) North 12° 22' 54" West 55.74', to the south side of Eastern Boulevard, Maryland Route 150, thence running and binding on the said south side of Eastern Boulevard by a curve to the left with a radius of 2,455.53' for a distance of 237.70'. Thence leaving said Eastern Boulevard and to the south side of a 10' alley
- 2.) North 77° 41' 03" East 23.00' thence leaving said alley and
- 3.) South 12° 28' 50" East 145.42' to the north side of Old Eastern Avenue, thence
- 4.) South 77° 34' 52" West 100.25'
- 5.) South 77° 37' 06" West 143.00' to the place of beginning as recorded in Deed Liber 4839, Folio 182, Deed Liber 6476, Folio 675 and Deed Liber 6442, Folio 719.

Being parts of Lots 13 through 17, Block D, Section C in the subdivision of the Taylor Land Company, as recorded in Baltimore County Plat Book 9 Folios 72 and 73, containing 25,044 S.F. or 0.57 acres of land more or less.

Also known as 1010 Old Eastern Avenue and 1017 Eastern Boulevard and located in the 15<sup>th</sup> Election District.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND NOT INTENDED  
TO BE USED FOR CONVEYANCES OR AGREEMENTS





BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

*REVISION*  
No. 07056  
✓ *TO 99-200-SP4XA*

DATE 7/23/99 ACCOUNT R0016150  
AMOUNT \$ 100.00

RECEIVED FROM: VB&H.

FOR: REVISION TO ZONING PETITION 99-200-SP4XA

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

DATE RECEIVED  
7/23/1999  
PROJECTS ACTUAL  
7/23/1999  
CASHIER PMS PER DEPT  
5 520 ZONING DEPARTMENT  
RECEIVED BY 091734  
CRNL 070503  
Total 100.00  
100.00 OK  
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MA AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 061030

DATE 11/10/98 ACCOUNT 001-6150

AMOUNT \$ 650.00 (MGR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
1010 Old Eastern Avenue  
Drop-off -- No Review #99-200-SPHXA

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL  
11/12/1998 11/10/1998 15:45:46  
REF #803 CASHIER PMS PEN DRAWER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 065662  
CR NO. 061030  
650.00 CHECK: FN  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #88-200-SPHXA  
1010 Old Eastern Avenue  
SE/S Eastern Boulevard and N/S Old Eastern Avenue, approximately 140' E of centerline Homberg Avenue (extended)  
15th Election District

7th Councilmanic District  
Legal Owner(s): Marie & Vincent C. Gentile  
Contract Purchaser: Cloverland Farms Dairy, Inc.

**Special Hearing:** to amend the previously approved site plan.

**Special Exception:** to permit a fuel service station in combination with a convenience store. **Variance:** to permit a zero foot landscape transition along a public right-of-way in lieu of the required 10 feet; to permit a zero foot landscape transition area along a side or rear yard in lieu of the required 6 feet; to permit a zero foot setback to a parking space from a public right-of-way in lieu of the required 10 feet; to permit 7 parking spaces in lieu of the required 16 parking spaces; to waive the restroom requirement; to permit a site area of 11,921 square feet in lieu of 22,800 square feet minimum required; to permit side setbacks of zero feet in lieu of 10 feet; and to permit 6 stacking spaces in lieu of the 8 required.

**Hearing:** Wednesday, December 23, 1988 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3333.  
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

C277173  
12/03/Dec. 3

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 12/31, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31, 1998.

THE JEFFERSONIAN,

*A. H. Erickson*

LEGAL AD. - TOWSON

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-200-SPHXA

1010 Eastern Avenue & 1017 Eastern Boulevard  
N/S Old Eastern Avenue, corner SE/S Eastern Boulevard  
13th Election District -- 7th Councilmanic District  
Legal Owner(s): Vincent C. Gentile & Marie Gentile &  
Roma Spagnetti House, Inc.

Contract Purchaser: Cloverland Farms Dairy, Inc.

**Special Hearing:** to amend the previously approved site plan.  
**Special Exception:** to permit a fuel service station in combination with a convenience store on an individual site. **Variances:** to allow a main structure of a fuel service station to be located as close as 25 feet in lieu of the required 35 feet from a street right-of-way.  
**Hearing: Tuesday, August 24, 1999 at 8:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.**

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
8/24/99 August 5 0325

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/5/, 1999.

THE JEFFERSONIAN,

*S. Wilkinson*

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 99-2005PHA  
Petitioner/Developer GENTILE/ROMA, ETAL  
% R. HOFFMAN, ESQ  
Date of Hearing/Closing 8/24/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at: #1010 EASTERN AVE  
#1017 EASTERN BLVD.

The sign(s) were posted on 8/7/99  
(Month, Day/Year)

Sincerely,

Patrick M. O'Keefe  
(Signature of Sign Poster and Date) 8/7/99

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)

RE: Case No.: 99-200 SPHXA

Petitioner/Developer: CLOVERLAND FARM, ETAL  
C/O ROBT. HOFFMAN, ESQ

Date of Hearing/Closing: 12/23/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at CORNER EASTERN BLVD.  
OLD EASTERN AVE.

The sign(s) were posted on 12/7/98  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/10/98  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571  
Pager (410) 905-8571

99-200 SPHXA



RE: Case No.:

Petitioner/Developer: CLOVERLAND FARM, ETAL

Date of Hearing/Closing: 12/23/98

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204**

**Attention: Ms. Gwendolyn Stephens**

**Ladies and Gentlemen:**

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at CORNER OF OLD EASTERN AVE

The sign(s) were posted on

Sincerely,

Sincerely,  
Patrick M. O'Keefe 12/10/98

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

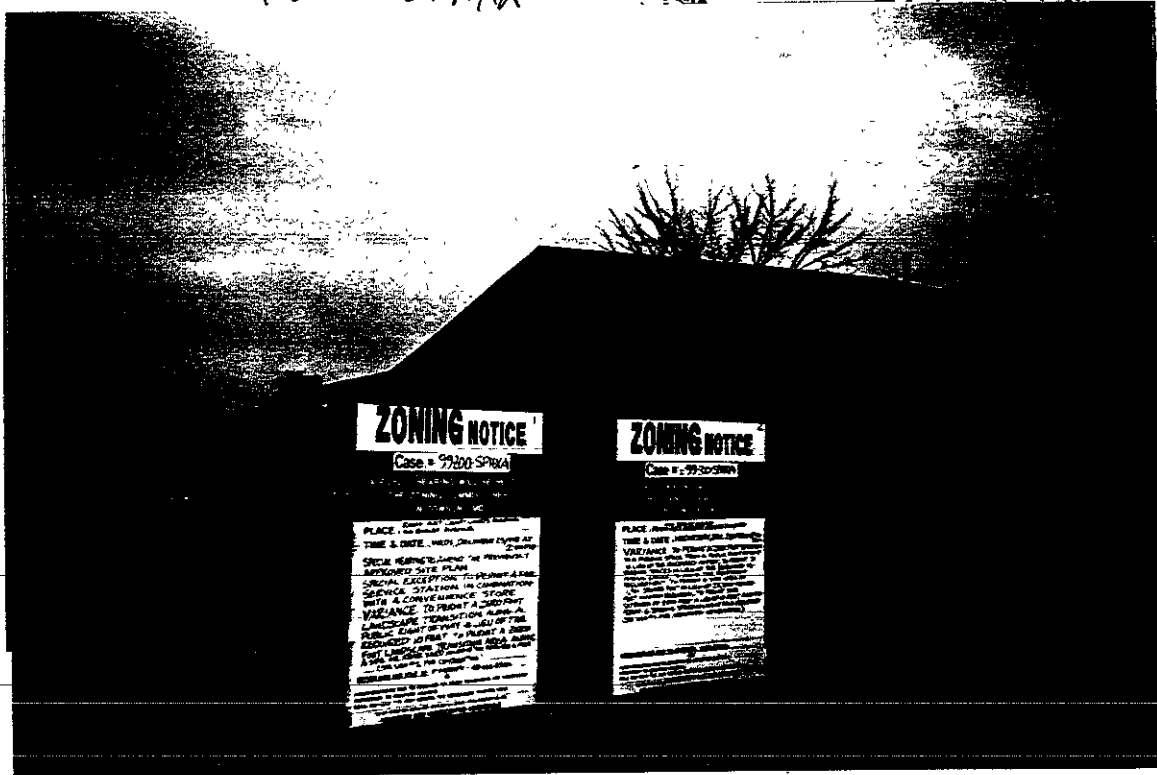
523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(41C) 666-5366

Page (410) ~~417-000~~

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: \_\_\_\_\_

Petitioner: \_\_\_\_\_

Address or Location: 1010 Old Eastern Avenue

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: BARBARA W. ORMORD, LEGAL ASSISTANT

Address: VENABLE, BAETJER & HOWARD, LLP  
210 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

99-208-SPHXA



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No. 99-200-SPHXA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Special Hearing to amend the previously approved site plan. Special Exception to permit a fuel service station in combination with a convenience store.  
Variance to permit a zero foot landscape transition along a public right-of-way in lieu of the required 10 feet; to permit a zero foot landscape transition area along a side or rear yard in lieu of the required 6 feet; to permit a zero foot setback to a parking space from a public right-of-way in lieu of the required 10 feet; to permit 7 parking spaces in lieu of the required 16 parking spaces; to waive the restroom requirement; to permit a site area of 11,901 square feet in lieu of 22,800 square feet minimum required; to permit side setbacks of zero feet in lieu of 10 feet; and to permit 6 stacking spaces in lieu of the 8 required.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
December 3, 1998 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6201

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-200-SPHXA

1010 Old Eastern Avenue

SE/S Eastern Boulevard and N/S Old Eastern Avenue, approximately 140' E of centerline  
Homberg Avenue (extended)

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Marie & Vincent C. Gentile

Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to amend the previously approved site plan. Special Exception to permit a fuel service station in combination with a convenience store. Variance to permit a zero foot landscape transition along a public right-of-way in lieu of the required 10 feet; to permit a zero foot landscape transition area along a side or rear yard in lieu of the required 6 feet; to permit a zero foot setback to a parking space from a public right-of-way in lieu of the required 10 feet; to permit 7 parking spaces in lieu of the required 16 parking spaces; to waive the restroom requirement; to permit a site area of 11,901 square feet in lieu of 22,800 square feet minimum required; to permit side setbacks of zero feet in lieu of 10 feet; and to permit 6 stacking spaces in lieu of the 8 required.

HEARING: Wednesday, December 23, 1998 at 2:00 p.m. in Room 407, County Courts  
Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

November 23, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-200-SPHXA

1010 Old Eastern Avenue

SE/S Eastern Boulevard and N/S Old Eastern Avenue, approximately 140' E of centerline Homberg Avenue (extended)

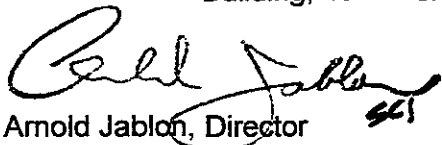
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Marie & Vincent C. Gentile

Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to amend the previously approved site plan. Special Exception to permit a fuel service station in combination with a convenience store. Variance to permit a zero foot landscape transition along a public right-of-way in lieu of the required 10 feet; to permit a zero foot landscape transition area along a side or rear yard in lieu of the required 6 feet; to permit a zero foot setback to a parking space from a public right-of-way in lieu of the required 10 feet; to permit 7 parking spaces in lieu of the required 16 parking spaces; to waive the restroom requirement; to permit a site area of 11,901 square feet in lieu of 22,800 square feet minimum required; to permit side setbacks of zero feet in lieu of 10 feet; and to permit 6 stacking spaces in lieu of the 8 required.

HEARING: Wednesday, December 23, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon, Director

c: Robert A. Hoffman, Esquire  
Marie & Vincent Gentile  
Cloverland Farms Dairy, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 8, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
Thursday, August 5, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant 410-494-6201  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

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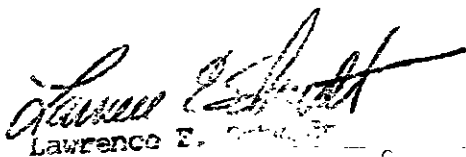
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-200-SPHXA  
1010 Eastern Avenue & 1017 Eastern Boulevard  
N/S Old Eastern Avenue, corner SE/S Eastern Boulevard  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Vincent C. Gentile & Marie Gentile & Roma Spaghetti House, Inc.  
Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to amend the previously approved site plan. Special Exception to permit a fuel service station in combination with a convenience store on an individual site. Variance to allow a main structure of a fuel service station to be located as close as 25 feet in lieu of the required 35 feet from a street right-of-way.

HEARING: Tuesday, August 24, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

July 29, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-200-SPHXA

1010 Eastern Avenue & 1017 Eastern Boulevard

N/S Old Eastern Avenue, corner SE/S Eastern Boulevard

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Vincent C. Gentile & Marie Gentile & Roma Spaghetti House, Inc.

Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to amend the previously approved site plan. Special Exception to permit a fuel service station in combination with a convenience store on an individual site. Variance to allow a main structure of a fuel service station to be located as close as 25 feet in lieu of the required 35 feet from a street right-of-way.

HEARING: Tuesday, August 24, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204  
Cloverland Farms Dairy, Inc., 3611 Roland Avenue, Baltimore 21211-2408  
Marie & Vincent Gentile, 9587 Shirewood Court, Baltimore 21237-4934  
Roma Spaghetti House, Inc., 1017 Eastern Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 9, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 17, 1998

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 200  
Case No.: 99-200-SPHXA  
Location: 1010 Old Eastern Avenue

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 10, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   December 8, 1998

FROM:     Robert W. Bowling, Supervisor  
           Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for November 30, 1998  
           Item No. 200

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

See the Department of Public Works', Road and Street Detail Plate R-32, Single Commercial Entrance for details on proposed entrance.

The proposed sidewalks will be 5 feet wide and installed to conform with Baltimore County Standards, 2 feet off the right-of-way.

The State would not approve this landscape proposal. The landscape proposed for the State right-of-way, in this situation, is largely unsustainable and will fail. The plan is unrealistic; recommend against. Please call Avery Harden at 410 887-3751.

RWB:HJO:jrb

cc:   File

ZONE1130.200



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Date: November 23, 1998

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 200  
MD 150  
Cloverland Farms Dairy  
Mile Post 3.92

Dear Ms. Stephens:

This office has reviewed the referenced Zoning Case and have no objection to approval.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*for* Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

August 12, 1999

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 99-200-SPHXA (JLL)  
1010 & 1017 Eastern Boulevard  
MD 150  
Mile Post 3.92

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval.

However, we will require the owner to obtain an access permit and as a minimum will require highway improvements in accordance with Contract No. BA2605177, MD 150 from Margaret Ave. to Selig Ave.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*for* Kenneth A. McDonald Jr.  
Acting Chief  
Engineering Access Permits Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: December 7, 1998

FROM: R. Bruce Seeley, Project Manager *RM*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: November 23, 1998

The Department of Environmental Protection and Resource Management has  
**no comments** for the following Zoning Advisory Committee Items:

Item #'s: 198  
200  
201  
202  
203

If there are any questions regarding these items, please contact me at ext. 5859.



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

November 29, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEVEN KIDS, LLC - 199  
VINCENT C. GENTILE AND MARIE GENTILE - 200  
AND  
RONALD GAJEWSKI, JR. - 202

Location: DISTRIBUTION MEETING OF November 23, 1998

Item No.: 199, 200, AND 202                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 16, 1999

FROM: *for* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for August 16, 1999  
Item Nos. 016, 017, 018, 019, 020,  
021, 022, 023, 024, 026, 028, 030,  
031, 032, 033, 034, 035, 042, 043,  
044

and

Case Number 99-200-SPHXA  
1010 Eastern Avenue and  
1017 Eastern Boulevard

Item #37 (commercial)  
Radcliffe Shopping Center  
1017 York Road

Item #38 (residential)  
OXEYE ROAD - Greengate  
2208 OXEYE ROAD

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC08169.NOC

AP  
8/24

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** August 18, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** 1010 Eastern Avenue

**INFORMATION:**

**Case Number:** 99-200-SPHXA

**Petitioner:** Cloverland Farms Dairy, Inc.


**Zoning:** BL-AS

**Requested Action:** REVISED SITE PLAN

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the applicant's request subject to compliance with the Design Review Panel's comments #s 2-5 (see attached intra-office correspondence dated July 6, 1999).

**Section Chief:**



AFK/JL



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 22, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number 99-200-SPHXA, 1010 Old Eastern Avenue

The above matter, previously assigned to be heard on Wednesday, December 23, 1998 has been postponed at your request. We understand from Barbara Ormord that you have notified both the legal owner and the contract purchaser regarding this postponement.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s).

As per your request, this case will not be reassigned until your office notifies us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

AJ:scj

c: Marie & Vincent Gentile  
Cloverland Farms Dairy, Inc.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

# BALTIMORE COUNTY, MARYLAND

## INTRA-OFFICE CORRESPONDENCE

**TO:** Jeffrey Long  
Development Review Section  
Office of Planning

**DATE:** July 6, 1999

**FROM:** Lynn Lanham, Coordinator  
Design Review Panel

**SUBJECT:** Minutes Second Design Review Panel Meeting of July 1, 1999.

**PROJECT NAME:** Royal Farm Store

**PROJECT NO:** DRP #427

**DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:**  
Nikolaus Philipsen, Steve Ziger

**PROJECT HISTORY:**

This project was reviewed previously by the Design Review Panel on March 9, 1999.

**PROJECT DESCRIPTION:**

The applicant has purchased additional site area to the east allowing the site to be reconfigured and the building to be enlarged from 2200 to 2930 square feet. The building and fuel islands have been repositioned. A special exception will be required to permit a fuel service station in combination with a convenience store. There are no variances required for this plan.

**DESIGN REVIEW PANEL COMMENTS:**

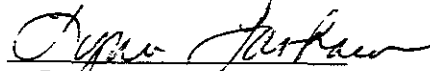
The following issues and recommendations were identified at the Design Review Panel meeting. These recommendations are advisory to the Office of Planning and may be incorporated with Planning's review of the Development Plan.

1. Decrease the paved parking area at the west end of the site and reconfigure the parking to allow additional green space. The panel understands that this recommendation may cause a parking variance. This change should be explored without delaying the project or generating the need for a variance.
2. Relocate the space for handicap parking to center it on the entrance.
3. Lighting of the fuel service islands should be fully recessed into the canopy and designed so as to not produce glare or excessive foot-candles.
4. Scheme B (primarily brick with the steel frame canopy the entrance) is a more acceptable solution and is preferred by the panel.

5. Submit two copies of the building elevations (scheme B) to the Office of Planning when finalized.

**DISPOSITION:**

Approved subject to the recommendations above.

  
Lynn Lanham

LL:kma

- c: Nikolaus Philipsen, Design Review Panel Member
- Steve Ziger, Design Review Panel Member
- Nick Brader, Matis Warfield Inc.
- Peter Ratcliffe, Donald B. Ratcliffe & Assoc.
- John Kemp, 3611 Roland Ave.
- Polly Wise, 3 Paisley Ct.
- Karen Springston, 1015A Old Eastern Ave.
- Jackie Nichols, East County Times
- Gary Jennings, 1009 Old Eastern Ave
- Abigail Byers, EDC, Mail Stop 2M07



Baltimore County Government  
Department of Economic Development



8/16/99  
TO WOR  
f

400 Washington Avenue  
Towson, MD 21204

(410) 887-8000  
Fax (410) 887-8017

MEMORANDUM

To: Arnold Jablon  
Director, Baltimore County Department of Permits and  
Development Management

From: Andrea Van Arsdale *AV*  
Revitalization Director

Date: August 13, 1999

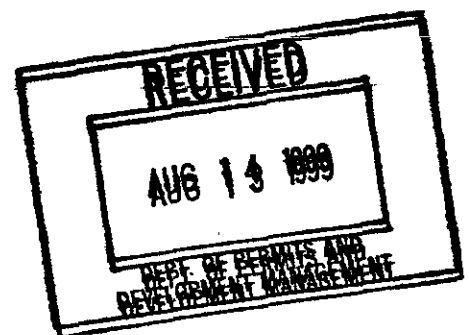
Re: Old Eastern Avenue- Case # 99-200-SPHXA

The Department of Economic Development supports the requested special exception for the above noted case. The site is located within the County designated Essex Commercial Revitalization District, which has been a target for business revitalization efforts. The request would permit the placement of gasoline pumps under an Automotive Service Overlay. The Department recommends approval for the following reasons:

- The project will remove one vacant building and another soon to be vacated building located at the gateway to the Commercial Revitalization District on the corner of Old Eastern Avenue and Eastern Boulevard.
- The project promotes economic stability in Essex with the addition of a new business and approximately four new employees.
- Upgrades to the parking area and significant landscaping will improve the appearance and assist in inducing further improvements from the private sector.
- This redevelopment project on Eastern Boulevard supports the Commercial Revitalization efforts within the Essex Revitalization district by enhancing the appearance of Old Eastern Avenue and Eastern Boulevard, creating new employment opportunities, generating new tax revenue and strengthening the economic viability of Essex.

If you have any questions, please call Abigail Byers of my staff at ext. 3990.

99-2143



RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
1010 Old Eastern Avenue, SE/S Eastern Blvd and  
N/S Old Eastern Ave, appx. 140' E of c/l Homberg  
Ave extended, 15th Election District, 7th  
Councilmanic

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY

Legal Owners: Vincent C. Gentile  
Contract Purchaser: Cloverland Farms Dairy  
Petitioner(s)

\* Case Number: 99-200-SPHXA

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

November 10, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petitions, Harford Road & Sunshine Avenue (99-199-X), 1010 Old Eastern Avenue (99-200-SPHXA),

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

*wcr/scj*

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

**VENABLE**  
ATTORNEYS AT LAW

Writer's Direct Number:  
410-494-6201

November 2, 1998

**HAND DELIVERED**

Mr. W. Carl Richards  
Department of Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Petition for Zoning Variance, Special Exception and Special Hearing  
Applicant: Cloverland Farms Dairy  
Location: 1010 Eastern Avenue

Dear Mr. Richards:

I am drop filing the enclosed Petitions for Zoning Variance, Special Exception and Special Hearing for the above-referenced property. This request has been previously reviewed by John Alexander. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Zoning Variance (3)
2. Petition for Special Exception and Hearing (3)
3. Zoning Description (3)
3. Site Plan (12)
4. 200' Scale Zoning Map (12) one on each site plan
5. Newspaper advertising form (1)
6. Check in the amount of \$650

If you have any questions or concerns regarding this filing, please give me a call.

Sincerely,



Barbara W. Ormord  
Legal Assistant

BWO/e

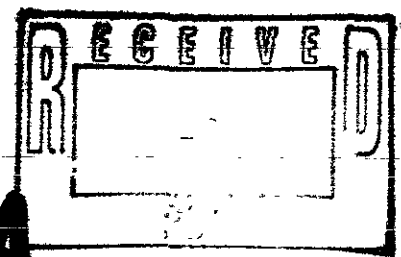
Enclosures

cc: Robert A. Hoffman, Esquire

Patricia A. Malone, Esquire

TOIDOC51/BAW01/0073782.01

99-200-SPHXA



VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

**VENABLE**  
ATTORNEYS AT LAW

12/16/98  
WCF  
ok  
LF  
OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number:  
(410) 494-6201

December 15, 1998

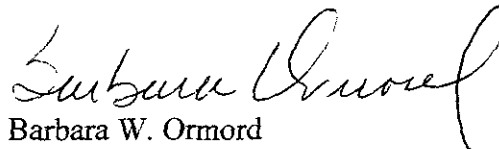
Gwen Stephens  
Department of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 99-200-SPHXA  
Petitioner: Cloverland Farms Dairy, Inc.  
Legal Owner: Vincent C. Gentile  
Hearing Date: December 23, 1998; 2:00 p.m.

Dear Gwen:

On behalf of the Petitioner, Cloverland Farms Dairy, Inc., we respectfully request that the hearing date on the above captioned matter be postponed. We ask that you not reassign the hearing until notified by us.

Sincerely,

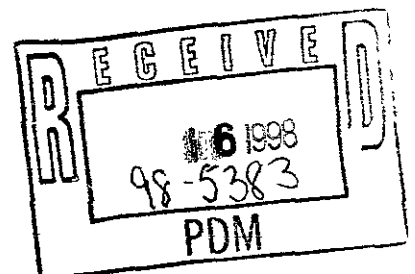


Barbara W. Ormord  
Legal Assistant

BWO

cc: Robert A. Hoffman, Esquire

Doc#76260





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us  
410-887-3391

November 30, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Drop-Off Petition Review Case #99-200-SPHXA, 1010 Eastern Avenue

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Alexander".

John R. Alexander  
Planner II  
Zoning Review

JRA:cjs

Enclosure (receipt)

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Delegate Hubers  
410-687-1114

Karen Springston  
Essex Revitalization  
410-687-9080  
443-604-8973 cell

99-200-SPHXA



**MATIS WARFIELD, INC.**  
**CONSULTING ENGINEERS**

6600 York Road • Suite 209

Baltimore, Maryland 21212

Phone (410) 377-7596 Fax: (410) 377-7657

SEP - 2  
**Letter of Transmittal**

To: Baltimore Country  
Zoning Commissioner's Office  
401 Bosley Ave., Room 405  
Towson, MD 21204  
Attn: Mr. Lawrence Schmidt

Date: September 1, 1999  
Re: Royal Farms Store  
Eastern Ave. @ Old  
Eastern Ave.


We are: ☒ Forwarding ☐ Submitting ☐ Returning  
☒ Herewith ☐ Under separate cover

Number	Item
1	Colored Building Elevation

☐ For your use ☐ As requested  
☒ For your review ☐ Plans reviewed and accepted  
☐ For processing ☐ Plans reviewed and accepted as noted  
☐ Approval requested ☐ Please return to this office  
☐ Meeting requested ☐ Please call when ready

Remarks: You may replace the copy you made after the zoning hearing last week with  
this color copy.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

cc: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By:   
Nick Brader

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

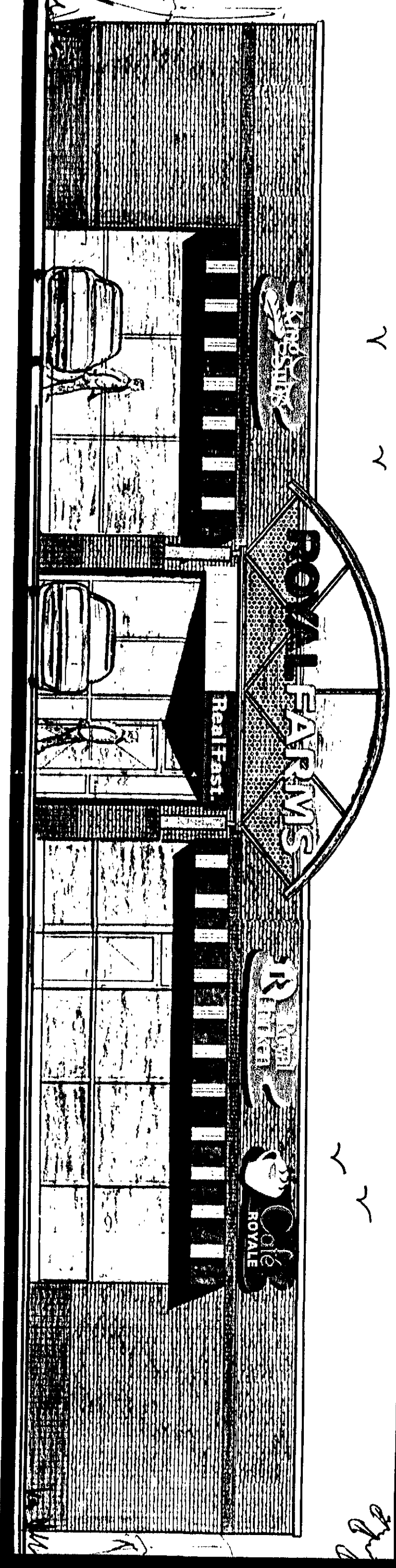
NAME

Rob Hoffman  
John H. Kays  
NICK BRADER  
Ken Schmitt  
Karen Spruitt

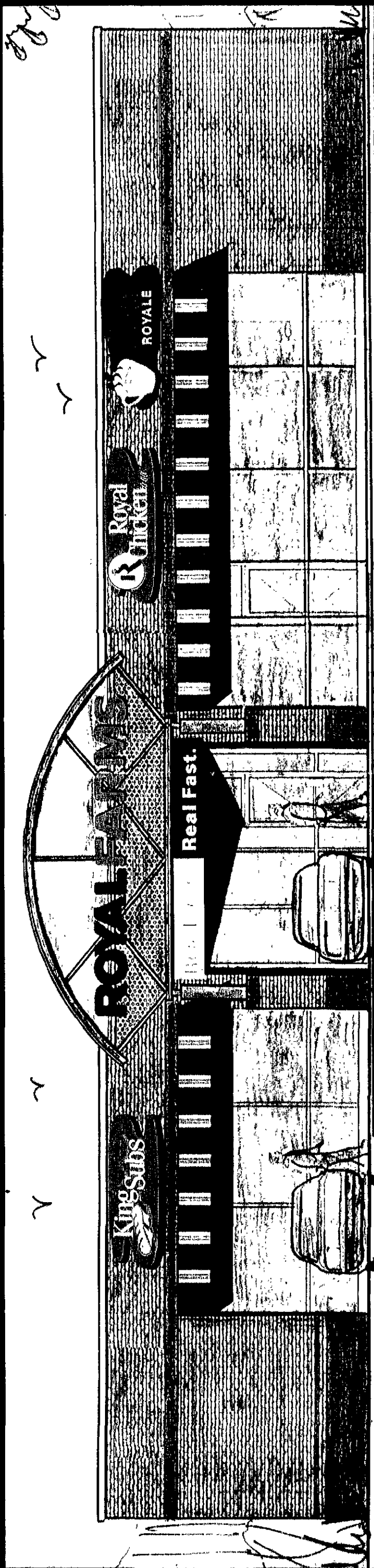
ADDRESS

210 Allegheny Ave 21204  
3611 Roland Ave. 21211  
6600 YORK ROAD SUITE 209, BALTO 21212  
8258 Veterans Hwy Ste 19A Millersville, Md 21108  
Camp Rev. Gen. Corp.





10/1/10



P.1045

DEVELOPER

THIS PROJECT IS WITHIN  
THE ESSEX REVITALIZATION AREA

# ROYAL FARMS STORE

Essex, Maryland 21221  
#104

Tax Map 97  
May 10, 1995  
Sheet 3 of 3

REAR D: (1) PL. PER 40 LF OF ADJACENT ROADWAY = 568 LF ÷ 40 = 14 PL. "S

(1) PU PER 40 LF OF ABOVE BLT ROOF DRAIN = 56.66 LF @ 20 = 1133.32  
(2) PU PER 20 LF OF INTERIOR ROOF DRAIN = 70 LF @ 20 = 1400.00  
(3) PU PER 12 RAKSHI STRIPS = 20 @ 12 = 240.00  
TOTAL DRAIN P SYSTEM FOR RAKSHI AREA = 191 @ 15 = 2865.00  
(PU PER 15 LF)

32.0 P.U.'s

PROPOSED:

MAJOR DECIDUOUS TREE = 1 P.U. = 8 ÷ 2  
MINOR DECIDUOUS TREE = 1/2 P.U. = 8 ÷ 2  
EVERGREEN TREE = 1/2 P.U. = 8 ÷ 2  
SHRUBS = 1/5 P.U. = 23.5 ÷ 5

$$\begin{array}{r} 12 \\ 1.5 \\ 1.5 \\ \hline 62 \text{ P.U.'s} \end{array}$$

PROPOSED MAJOR DECISIONS  
TREE

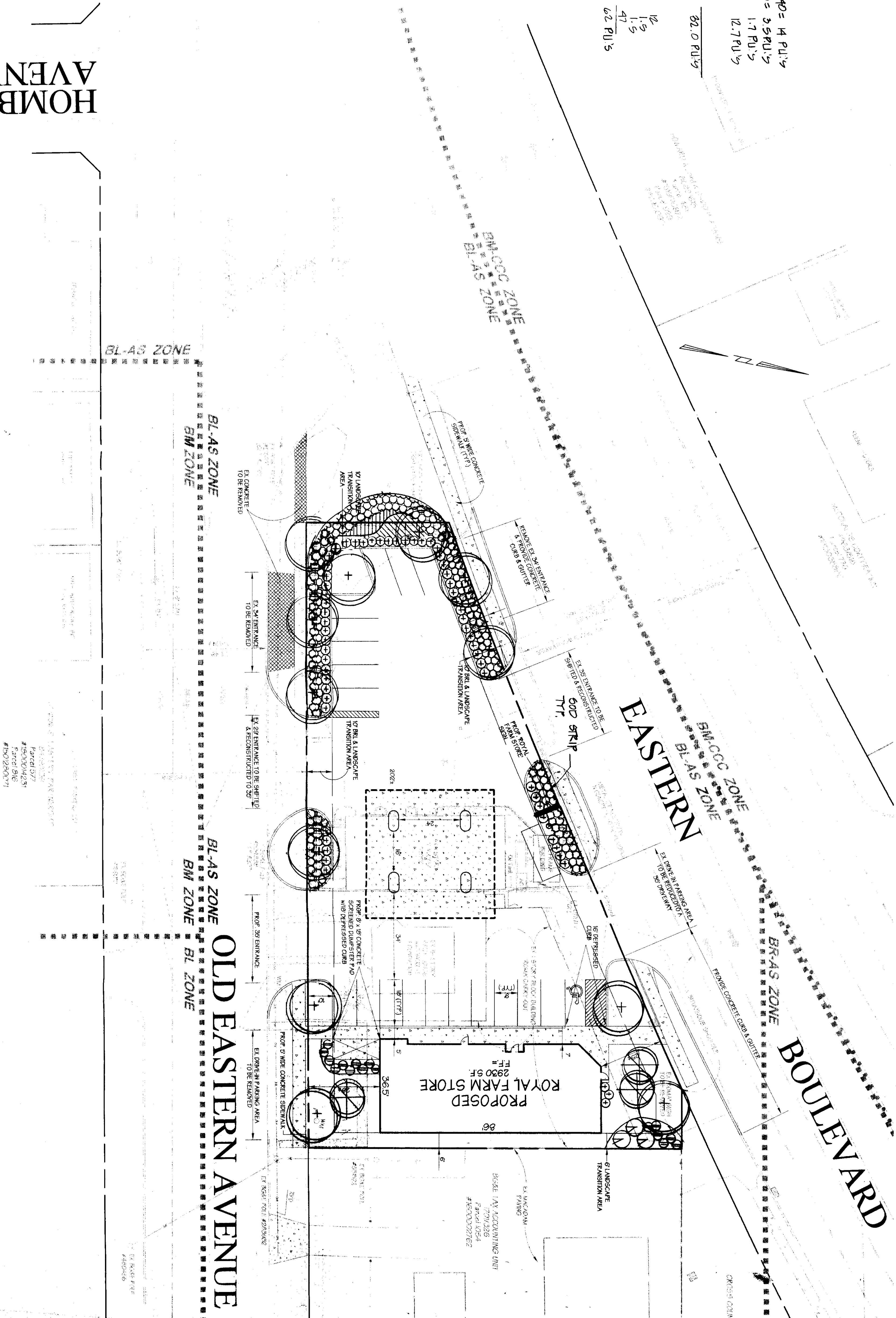
PROPOSED MAJOR DECIDUOUS  
TREE

PROPOSED EVERGREEN  
TREE

PROPOSED SKRUBS

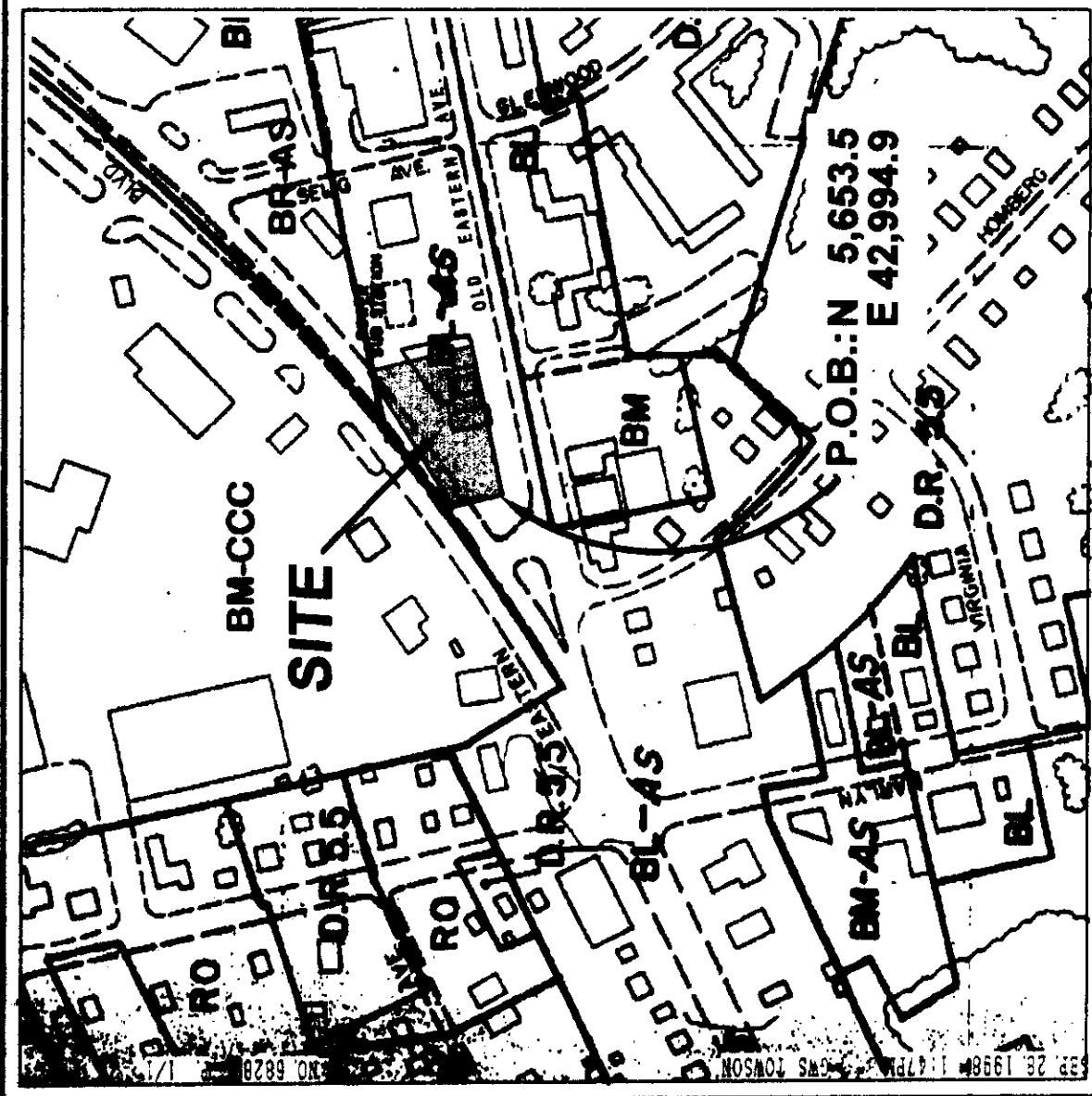
PROPOSED DRAMATICAL GRASSES

PROPOSED PERHILLIKS

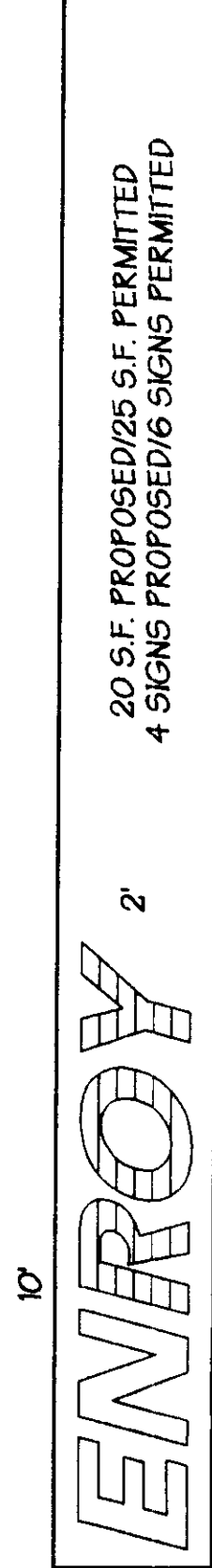


OLD EASTERN AVENUE





PART OF 1996 ZONING MAP N.E. 2-H  
1" = 200'



20 S.F. PROPOSED/25 S.F. PERMITTED  
4 SIGNS PROPOSED/6 SIGNS PERMITTED

## CANOPY SIGN DETAIL

15' KING SUBS  
6'  
15' MAX  
ROYAL FARMS 3' MAX

54 S.F. PROPOSED/ 2 x 86'(BUILDING LENGTH) = 172 S.F. ALLOWED

## BUILDING FACE SIGN DETAIL

NO SCALE

## ZONING HISTORY

#68-113-R1A  
PETITION FOR ZONING REDISTRICTING FROM UNDISTRICTED TO A C.S.A.

SPECIAL EXCEPTION FOR AN AUTOMOTIVE SERVICE STATION  
VARIANCES:

TO PERMIT A 12,272 S.F. SITE AREA IN LIEU OF THE 15,000 S.F. MINIMUM REQUIRED  
TO DELETE A 6' SIGN SETBACK FROM THE ACCESS RAMP R/W LINE  
TO DELETE 20' TANGENT REQUIREMENTS FOR DRIVEWAYS AT THE ACCESS RAMP ON EASTERN AVENUE AND EASTERN BOULEVARD  
TO INCREASE THE MINIMUM FLOODLIGHT HEIGHT TO 17' IN LIEU OF THE 8' PERMITTED  
TO PERMIT A PARKING SETBACK OF 3' FROM THE R/W LINE IN LIEU OF THE REQUIRED 8'  
[ALL GRANTED 11/27/67]

#1012 S  
SPECIAL PERMIT FOR A GASOLINE SERVICE STATION

[GRANTED 9/22/47 - SUBJECT TO SETBACK FOR ISLAND FOR GAS PUMPS OF 12' FROM R/W LINE OF EASTERN AVENUE]

#481 S

SPECIAL PERMIT FOR A GASOLINE SERVICE STATION

[GRANTED 11/5/45 w/RESTRICTIONS: THE SETBACK OF ANY SERVICE BUILDING OR ANY OTHER BUILDING OR STRUCTURE SHALL NOT BE NEARER THAN 25' FROM THE PROPERTY LINE ON THE SOUTHERNMOST SIDE OF EASTERN BOULEVARD AND NOT NEARER THAN 7' TO THE EASTERNMOST SIDE LINE OF THE LOT, AND FURTHER THAT ANY GASOLINE PUMPS OR OTHER APPLIANCES SHALL SET BACK NOT NEARER THAN 12' TO THE PROPERTY LINE ALONG EASTERN BOULEVARD AND 12' FROM THE PROPERTY LINE ALONG THE NORTHERNMOST SIDE OF EASTERN AVENUE]

## PREVIOUS COMMERCIAL PERMITS

#508-82	LOCATION: 1010 EASTERN BOULEVARD USE: REMOVE UNDERGROUND GAS TANKS PETITIONER: MARIE GENTILE 915 BOWLINE ROAD
#1066-74	LOCATION: EASTERN AVENUE & EASTERN BOULEVARD USE: GRADING FOR FUTURE SITE OF RESTAURANT AND STORE
#740-71	PETITIONER: WILLIAM I. FISCHER & ASSOCIATES LOCATION: SE SIDE EASTERN AVENUE & NW SIDE OLD EASTERN AVENUE USE: MODERNIZE STATION PETITIONER: JANE P. BRENNER (SHELL OIL CO.)

## SITE DATA

Site Area ..... 25,044 S.F. - 0.57 AC.  
Existing Zoning ..... BL-AS  
Counclmanic District ..... 7  
Existing Use ..... Convenience Store & Restaurant  
Proposed Use ..... Convenience Store w/fuel Pumps  
Dead Reference ..... 4839/182, 6476/675 & 6442/719  
Plat Reference ..... 5172, 73  
Tax Account Numbers ..... 15-07-15191, 15-07-150862 & 19-00-007208  
Ancillary Uses ..... Minor ancillary uses as permitted in Section 405.4.D. of the B.C.Z.R. (No additional square footage required)

Existing Total Building Floor Area ..... 8793 S.F.

Proposed Building Floor Area

Total ..... 2850 S.F.

Sales Floor Area ..... 2050 S.F.

Floor Area Ratio ..... 2930 S.F. ± 25,044 = 0.12 (3.0 permitted)

Existing Building Heights ..... 12'

Proposed Building Height ..... 18'

### AREA REQUIRED FOR COMBINATION USE

8 Servicing Spaces x 1500 S.F. = 12,000 (15,000 S.F. [MIN.])

Additional Site Area Factor:

4 x 2050 ..... 8200 S.F.

Total Site Area Required ..... 23,200 S.F.

Total Site Area Provided ..... 25,044 S.F.

Area of Special Exception ..... 25,044 S.F.

### PARKING SPACES

Fuel Service w/Combination Use:

2930 S.F. @ 510/000 ..... 15

maximum employee shift ..... 3

air ..... 1

ATM ..... 1

Total Required ..... 20

Total Provided ..... 20

### PARKING SPACE DIMENSIONS:

Typical Space ..... 8.5' x 18'

Handicap Space ..... 16' x 18'

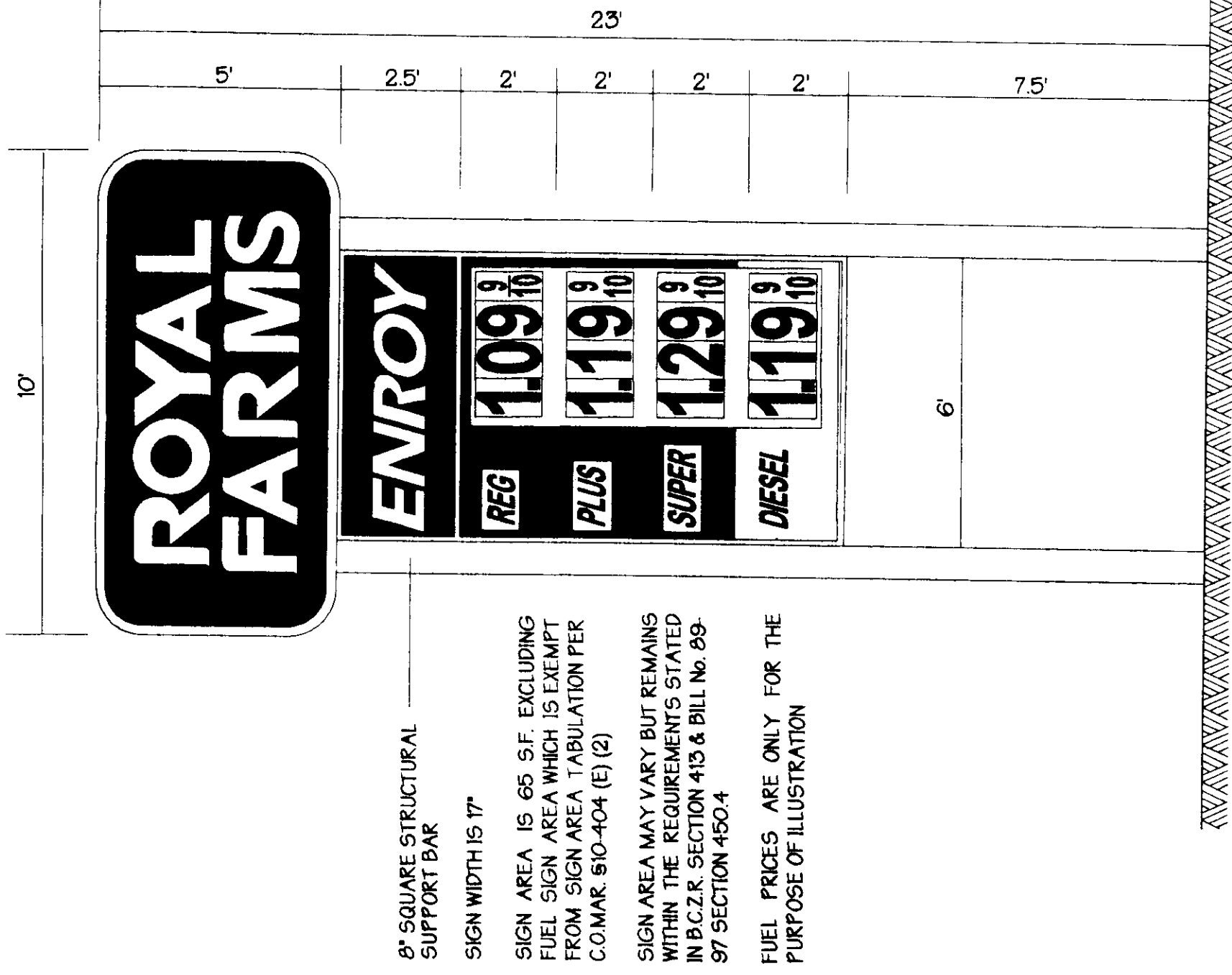
Parallel Space ..... 7.5' x 21'

(All spaces to be permanently striped)

ROYAL FARMS STORE	
Hours of Operation	24 Hours/7 Days per Week
Max. Number of Employees	15-20
Max. Number of Employees/Shift	Morning/Afternoon = 3 Afternoon/Evening = 3 Night = 2

## GENERAL NOTES

- All work shall conform to Baltimore County standard specifications and details or as shown on these approved plans.
- The contractor shall notify Miss Utility 1-800-257-7777 five days prior to starting work.
- It is the responsibility of the contractor to investigate for underground gas and/or electric lines.
- To our knowledge no wastes or by products will be produced on the Site.
- The dumpster shall be screened.
- See architectural plans for exact building dimensions.
- All fixtures used to illuminate the off-street parking area shall be so arranged as to reflect the light away from residential sites and public streets.
- The proposed sign shall conform with B.C.Z.R. section 450.
- The contractor is to verify the locations of existing water and sewer connections to the building and to relocate if necessary.
- A waiver of Stormwater management shall be applied for.
- Any underground fuel tanks are to be installed in accordance with all local, state and federal regulations.
- The site shall comply with all applicable sections of the Fire Prevention Code prior to occupancy or beginning of operation.
- The site is not within the Chesapeake Bay Critical Area.
- Water, compressed air and public restrooms shall be provided in accordance with the B.C.Z.R. section 405.



## STORE SIGN DETAIL

NO SCALE

MATIS WARFIELD, INC.  
CONSULTING ENGINEERS

6600 York Road, Suite 209  
Baltimore, Maryland 21212

Phone: (410) 377-7596  
Fax: (410) 377-7657



### OWNER

p.1053  
Vincent C. & Marie Gentile  
9587 Shirewood Court  
Baltimore, Maryland 21237-4934  
(410) 331-1990

### DEVELOPER

Cloverland Farms Dairy, Inc.  
3611 Roland Avenue  
Baltimore, Maryland 21211  
(410) 889-0200

### Notes & Details

## ROYAL FARMS STORE

1010 Old Eastern Avenue  
Essex, Maryland 21221

#104

Election District 15

Parcels 1045 & 1053

Scale: as shown

Tax Map 97  
May 17, 1999  
Sheet 2 of 3





